

# FOR SALE

**4,793 ACRES**  
**Dryland/Expired CRP**

L1557

## CHEYENNE COUNTY, COLORADO



**LOCATION:**

From Firstview, CO go 2.5 miles North to CR T, West 2 miles to CR 32, North 2 miles to CR V, West 4 miles to CR 28, North 4.5 miles to CR Z. You will then be at the SW corner of Section 2.

**LEGALS:**

Township 13 South, Range 46 West,  
All of Sections 6, 7 and 21

Township 13 South, Range 47 West,  
All of Section 1, S2 of Section 2 and All of Sections 12, 13 & 24

**FSA INFORMATION:** FSA Farmland Acres: 4,793.21 +/-

**MINERALS:**

Seller will reserve 50% of the existing mineral rights.

**WELLS:**

2 solar wells

**GROWING CROP:**

1/3 of the growing milo will convey to Buyer.

**WIND LEASE:**

Property is subject to wind leases.

**POSSESSION:**

Upon delivery of deed

**TAXES:**

Seller will pay taxes for all of 2023 and prior years. Taxes for 2024 will be prorated to the date of closing.

**PRICE: \$5,020,000.00**  
**2023 Taxes - \$5,094.90**



Colorado Land  
Investments I, LLC

**Larry Hostetler, Managing Broker**

230 14th Street

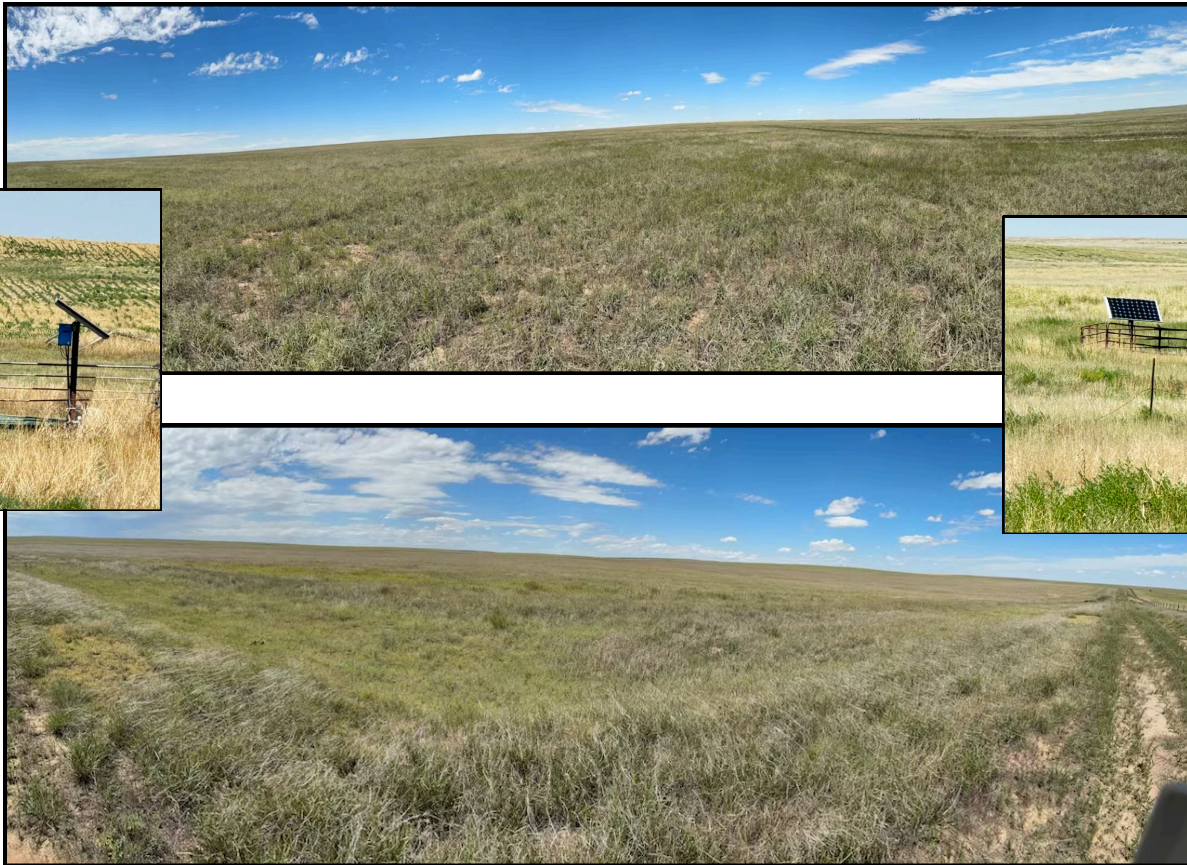
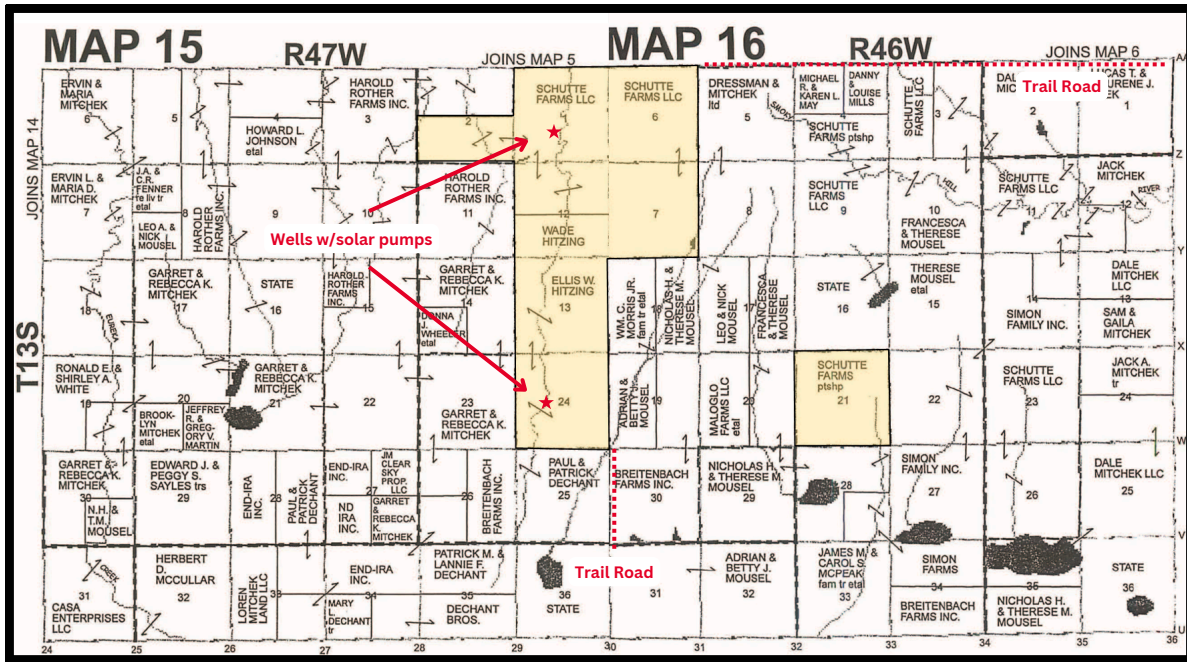
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NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property. **Page 2 of 2**